



Offers Over £650,000 Freehold



22 Abbey Road, Bexleyheath, Kent DA7
4BD



PROPERTY DESCRIPTION

OPEN HOUSE • Saturday 08 February • 1:00pm - 2:00pm • RE/MAX SELECT are delighted to offer for sale this extended Victorian house, situated on a popular residential road close to schools, amenities, and transportation links including Bexleyheath station. This immaculate property comprises 4 double bedrooms, large open-plan through-lounge, fitted kitchen, upstairs family bathroom, downstairs cloakroom, and utility room.

Further benefits include underfloor heating, in-ceiling Sonos soundsystem, 2,100 sq ft (approx) rear garden, integrated garage with EV charging point, and solar panels. Total Internal Area approx: 1,978.19 sq ft (183.78 sq m).

FEATURES

- 4 DOUBLE bedrooms
- In-ceiling Sonos soundsystem
- Close to Bexleyheath Station
- Close to Bexleyheath Broadway
- Upstairs family bathroom
- Downstairs cloakroom
- Utility room
- Underfloor heating
- Solar Panels





ROOM DESCRIPTIONS

Entrance Hall

Original hardwood flooring; period coving and ceiling rose; radiator with cover; double glazed windows.

Living Room

Original hardwood flooring; period coving and ceiling rose; cast-iron fireplace with decorative tile surround and stone hearth; double glazed bay window.

Dining Room

Heated tile flooring; radiator; in-ceiling Sonos soundsystem; dual-aspect double glazed windows; double glazed bi-fold doors leading to Rear Garden.

Open-Plan Kitchen

Tiled flooring; in-ceiling Sonos soundsystem; double glazed windows; range of wood wall and base units with wood worktops; 6-burner Rangemaster cooker, extractor hood; composite butler sink with mixer tap; integrated fridge/freezer, integrated wine cooler, integrated dishwasher.

Utility Room

Tiled flooring, double glazed windows; range of wood wall and base units; composite butler sink with mixer tap; space and connections for washing machine; space and connections for dryer.

Cloakroom

Tiled flooring, double glazed windows; wash-hand basin with mixer tap, w/c.

Integrated Garage

Double glazed windows; electrical power; EV charging point.

First Floor

Landing

Carpeted, double glazed bay windows.

Bedroom

Carpeted; period ceiling coving and ceiling rose; radiator, double glazed windows.

Bedroom

Carpeted, period ceiling coving, cast-iron fireplace, radiator, double glazed bay window.

Bedroom

Carpeted, period ceiling coving; double glazed patio door leading to balcony.

Family Bathroom

Heated tile flooring, double glazed windows; roll-top bath with mixer tap and hand-held shower attachment; large walk-in shower enclosure with rainfall fitting; wash-hand basin with mixer tap; w/c; cupboard housing mega-flow system.

Second Floor

Bedroom

Carpeted, radiator, double glazed window; 2 velux-style windows; eaves storage.

Exterior

Front Garden

Gated; flowerbeds.

Rear Garden

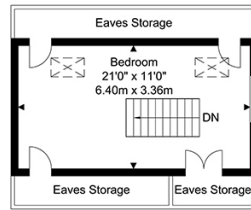
Approximately 2,100 sq ft (60ft x 35ft; at widest points); patio, lawn, decking, BBQ cabin; range of flowerbeds, mature trees and shrubs; side access.

Information

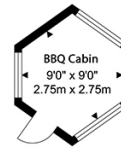
- Close to sought-after schools incl 4 grammar schools
- 0.2 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- 0.1 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.4 miles (approx) to Danson Park & Lake
- 0.6 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E



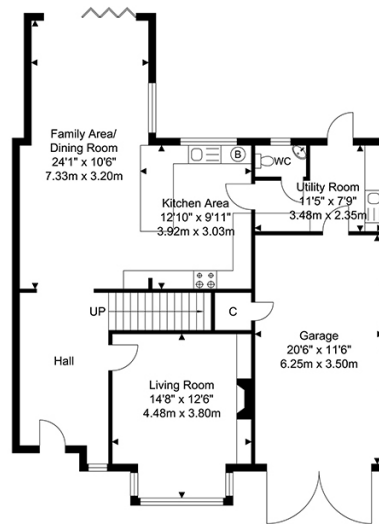
FLOORPLAN



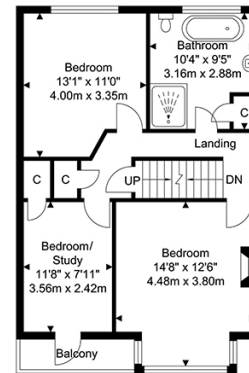
Second Floor
Approximate Floor Area
228.94 SQ.FT.
(21.27 SQ.M.)



Outbuilding
Approximate Floor Area
70.93 SQ.FT.
(6.59 SQ.M.)



Ground Floor
Approximate Floor Area
1061.53 SQ.FT.
(98.62 SQ.M.)



First Floor
Approximate Floor Area
616.77 SQ.FT.
(57.30 SQ.M.)

TOTAL APPROX FLOOR AREA 1978.19 SQ. FT / 183.78 SQ. M
For Identification Purposes Only.

